



March 9, 2020

Mr. Doug Finch
Town Manager
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: Old Brookside Section 6, Lot 38

2131D

Dear Doug:

On behalf of the applicant, Gerber Homes & Additions LLC, we have reviewed comments from MRB Group dated March 5, 2020, and comments from James Fletcher, Highway Department (March 2, 2020) for the above-referenced project, and we offer the following responses for the Town's consideration:

MRB Group, dated March 5, 2020

1. A side yard swale between lots 38 and 39 should be more defined to prevent runoff from being conveyed onto the neighboring property and to its foundation.

Lot 38 has been constructed, and currently has a house on it and has homeowners living in it. The lawn, grading, and drainage is existing and established, and no construction is proposed. The reason for the Planning Board application is that the finish grade for this lot indicated on the approved grading plan was 855.0 feet elevation and the house was constructed with a finish grade elevation of 858.0 feet. The Town requires any deviation greater than 12" from the approved finish grade be re-approved by the Planning Board. The constructed single-family home is in compliance with all other bulk lot standards, and the other design and approval parameters.

2. A typical lot erosion control plan should be added to identify how the lot will be protected during construction/grading operations.

See the response to #1 above. The lawn is already established.

3. All down spout locations should be shown on the plans. It is our understanding that the fronts of the homes were to be tied into the storm drainage system? If so, these should be identified as well.

See the response to #1 above. The storm drainage system is installed per the approved plans.

4. A note should be added to the plans stating that all other plans sheets associated with the Old Brookside Subdivision Section 6 approval are still required to be constructed as per the approved plans.

We will add the revised note, as requested.

5. Site stabilization notes should be provided on the plans. The notes should also include the following regarding phosphorous use:

- No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.

See Response to #1. The lawn has been installed and established.

- If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.

See Response to #1. The lawn has been installed and established.

James Fletcher (Highway Department), dated March 2, 2020

Application# CPN-20-004

BME associates representing Casciano resident

1. A pressure reducing valve must be installed after the water meter

Lot 38 has been constructed, and currently has a house on it and has homeowners living in it. The reason for the Planning Board application is that the finish grade for this lot indicated on the approved grading plan was 855.0 feet elevation and the house was constructed with a finish grade elevation of 858.0 feet. The Town requires any deviation greater than 12" from the approved finish grade be re-approved by the Planning Board. The constructed single-family home is in compliance with all other bulk lot standards, and the other design and approval parameters.

2. Contractor or property owner will need to fill out the information for a new water service and pay the fee to tap water main.

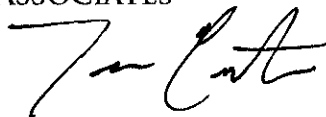
See response to #1 above.

3. Any plans to install an irrigation system? If so property owner to contact the town of Canandaigua water department.

The property owner will contact the Town of Canandaigua Water department if they have any plans for an irrigation system.

If you have any additional comments or require any additional information, please contact our office.

Sincerely,
BME ASSOCIATES



James G. Cretekos, P.E.

/JGC

c: Danille Shaffer; Gerber Homes